

Midcoast Community Council

*An elected Advisory Council to the San Mateo County Board of Supervisors
representing Montara, Moss Beach, El Granada, Princeton, and Miramar*
P.O. Box 248, Moss Beach, CA 94038-0248 - www.MidcoastCommunityCouncil.org

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Chair Vice-Chair Secretary Treasurer

Date: January 24, 2018

To: Supervisor Don Horsley
Steve Monowitz, Community Development Director

From: Midcoast Community Council/ Dave Olson, Chair

Subject: **Building Height Method of Measurement in County Zoning Regulations**

MCC seeks clarity and consistency in method of building height measurement in the Midcoast, most urgently in our neighborhood commercial (C-1/S-3), resource management (RM/CZ) and planned agriculture (PAD) districts, which default to the County's antiquated and extremely liberal averaging method that also completely ignores existing grade in favor of finished grade.

At the Coastsides Design Review Committee 1/11/18 discussion on this subject, committee members voted in support of the MCC request and acknowledged that building height limit is key in their efforts to reconcile neighborhood scale with what development standards allow. Planning staff indicated they prefer the more simple and direct measurement definition recently applied countywide in the second unit and mobilehome park ordinances. Indeed, that is the direction amendments to individual ordinances have taken over the years. The problem with this approach is the original permissive averaging definition remains in Chapter 1 of County Zoning Regulations.

In order to expedite the MCC request, would it be more efficient to update the Chapter 1 definition with this one sentence?

Height of building: The vertical distance from the lower of natural or finished grade to the topmost point of the building immediately above.

Existing Chapter 1 definitions:

6102.41 GRADE

(a) For buildings adjoining one street only, the elevation of the sidewalk at the center of that wall adjoining the street.

(b) For buildings adjoining more than one street, the average of the elevations of the sidewalks at the centers of all walls adjoining streets.

(c) For buildings having no wall adjoining the street, the average level of the finished surface of the ground adjacent to the exterior walls of the buildings.

(d) All walls approximately parallel to and not more than five (5) feet from the street line shall be considered as adjoining the street.

(e) Where no sidewalks exist, the elevation of the curb shall be substituted for sidewalk elevation in (a) and (b) above; where no curbs or sidewalks exist, the elevation of the crown of the road shall be substituted for sidewalk elevation in (a) and (b) above.

6102.44. HEIGHT OF BUILDING. *The vertical distance from the "Grade" to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitch or hip roof.*

Thank you for your consideration.